

Minutes of the  
West Bountiful/Woods Cross  
Joint CDA Dinner Meeting,  
April 14, 2010, 6:30 pm,  
West Bountiful City Hall

Those in Attendance:

WEST BOUNTIFUL CITY COUNCIL MEMBERS: Mayor Kenneth Romney, George Biada, John Baza, James Bruhn, Valerie Shaw, Mark Preece.

WOODS CROSS CITY COUNCIL MEMBERS: Jill Evans, Rick Earnshaw, Ryan Westergard, David Hill, Tammy Dayley.

STAFF: Craig Howe (West Bountiful City Administrator), Gary Uresk (Woods Cross City Manager), Beverly Haslam (former West Bountiful City Recorder), Michael Eggett (West Bountiful Planning Commission), Nathalie Ellingson (secretary).

ALSO PRESENT: Jason Burningham and Cody Deeder (Lewis Young Robertson & Burningham), Troy Herald (CLC Associates), Marlon Eldred (Davis County Commission).

Dinner was served at 6:30 pm catered by Red Flame.

The meeting was called to order at 6:55 by Mayor Romney.

Everyone present introduced themselves to the group.

Jason Burningham gave a background of the joint CDA. The Neighborhood Redevelopment Agency was a precursor, and was put in place to eliminate or decrease economically depressed areas. Communities have also needed to find ways to increase their tax base, primary sources of which are property tax, sales tax, and franchise tax. Over the past three or four years, the legislature has come up with aims of community development: traditional redevelopment (urban renewal) and economic development (light or heavy manufacturing to stimulate job growth). Development can be multi-use, such as residential, retail, or manufacturing and office.

The purpose of a CDA is to have surveys done, determine costs, approve a budget, and take the project plans to taxing entities in order to create interlocal agreements. Two weeks ago, Davis County adopted a resolution allowing an unincorporated piece of ground to be included in a joint CDA with West Bountiful and Woods Cross.

Jason recommended the development of a steering committee to hold frequent meetings in which they would work on detailed issues of the CDA, bringing those results to the larger meetings, which will be held less frequently.

Jason stated there has already been interest shown in the area and the first necessary step will be to get utility services to the area as soon as possible.

Marlon Eldred was representing the Davis County Commission, as none of the commissioners were able to attend. He stated the Commission was in unison regarding the project. The success of the CDA relies on cooperation to ensure the whole is better than the sum of its parts.

Jason asked those present to express their opinions about a steering committee.

Gary Uresk stated it should be limited to three elected officials.

Tammy Dayley stated she has seen the State of Utah lose business in spite of robust incentive programs, but they have been offered post performance. Money comes up front on the local level. She sees potential, stating that Utah is rated number one for economic development by Forbes, as it is a good "right to work" state and has a good workforce.

John Baza stated it makes sense to push CDAs along on parallel paths with common goals. He raised the question of how much additional time the steering committee would be involved in, and how long they envisioned it would take to develop a product. It was stated it would be two or three months before the taxing entities' interlocal agreements would be in place and then another two months to produce a joint agreement. Once they have committed funds, the larger group can develop a budget.

Jason suggested the steering committee be composed of both mayors, two members from each council, and both city administrators. It was suggested there be two alternates, as well. Rick Earnshaw raised the point that some of the steering committee members would also be board members of the taxing entities. Dave Hill pointed out that the steering committee would not be voting, they would just be bringing summaries of their work sessions to the larger group. Both RDAs would then vote on issues. Tammy also noted that the meetings should be open to the public.

Dave Hill also stated they need to decide what kinds of businesses they want to attract, and then find ways to sell their concepts to the property owners.

Mayor Romney said they should involve the county for advisory support. He asked for a vote regarding the steering committee.

MOTION: Rick Earnshaw moved to create a steering committee of both mayors and two members from each city council.

SECOND: James Bruhn seconded the Motion.

AMENDMENT: They need to appoint an alternate member from each city council.

MOTION PASSED UNANIMOUSLY.

When the steering committee is in place, they will set their meeting schedule. The main group will meet again on May 19, 2010, and Woods Cross City will host.

Meeting adjourned at 8:30 pm.